

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – October 20, 2010

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, October 20, 2010 at the Township Municipal Building, Rte 715, Brodheadsville, PA by Dave Johnson.

Present: Dave Gordon, Dave Johnson, Nick Caprioli, Sherry Harding, Dick Rodenbach, Atty. Tim McManus, Engineer Chris McDermott, David Albright (Township Manager) and Cathy Martinelli (Office Manager)

Absent: Matt Connell and Larry Smith

The **Pledge of Allegiance** to the Flag was led by Dave Johnson

Minutes. On motion made by Dick Rodenbach, seconded by Sherry Harding, it was voted to approve the minutes of August 18, 2010 meeting, as distributed. (5-0) (Note: September meeting was cancelled)

Submittals:

Gilbert Post Office (Land Development) A&E Group, Inc. No one was present on behalf of this plan. Engineer McDermott said this plan was incomplete as per his comment letter dated 10/6/10 and does not recommend the plan be accepted for review. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted not to accept this plan for review per Engineer McDermott's comment letter dated 10/6/10. (5-0) (plan date 9/5/10)

Brodheadsville Chevrolet (Major Subdivision) Hanover Engineering. Andy Bohl was present on behalf of this plan. This plan is in for acceptance. Engineer McDermott's completeness review letter dated 10/14/10 was discussed, and he recommends this plan be accepted. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to accept this plan for review. (5-0)(plan date 10/4/10) **(90-day review ends 1/20/11)**

Plan Review

Kloiber, Van & GERALYN (Lot line adjustment) Robert Beers. Bob was here on behalf of this plan. Engineer McDermott's comment letter dated 10/14/10 was reviewed. There were still a few comments to be addressed including a notation on the plan to reserve access right-of-way. On motion made by Dick Rodenbach, seconded by Sherry Harding it was voted to table this plan tonight. (5-0) (SEO: No planning or testing required)**(90-day review ends 11/18/10)**

Regency Plaza. Preliminary Plan) Keystone Engineers. It was asked via phone to table this plan tonight. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to table this plan tonight. (5-0)(Plan date 3/2/09)(Accepted 3/18/09) **(open ended waiver 5/20/09)** (Rev. 8/4/09, 10/5/09)

Sketch Plan.

J&D Holdings. (Sketch Plan) Millennium Design Services. The applicant is proposing to develop a 10+ acre tract of land located along Gilbert Road approximately 100 feet north of Route 209. The applicant is proposing to develop the site for multiple uses, including a 3,250 SF restaurant with 27 parking spaces and a Farmers Market with a 4,500 SF building for indoor vendors and an 11,600 SF area to provide 56 outdoor vendor stalls with 129 parking spaces. Several suggestions were discussed including sidewalks, lighting, building construction (architecture) septic, buffers and landscaping.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business. Dave Albright handed out a copy of the proposed ordinance “An ordinance of the Township of Chestnuthill, Monroe County, Pennsylvania, providing for the renaming of certain public and private streets, and an emergency responders building numbering system” this ordinance is required for the 911 readdressing program. The Commission should review and offer comments at the November 17th meeting.

Public Comment. None.

Adjournment. There being no further business, on motion made by Nick Caprioli, seconded by Sherry Harding it was voted to adjourn at 8:17 p.m. (5-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary